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## NJMC to Expand Green Building Research

LYNDHURST, N.J. – Under the auspices of the Department of Community Affairs' inter-agency Green Building Taskforce, the New Jersey Meadowlands Commission today approved a contract with the Rutgers University Center for Green Building to conduct new research on environmentally friendly construction and management.

"This new practical resource will provide crucial data on sustainable building practices," said NJMC Chairwoman Susan Bass Levin, also the Commissioner of the Department of Community Affairs. "This will help solidify green building policies and initiatives that promote cleaner, better built, and more energy-efficient structures as part of our ongoing efforts to positively impact the environment."

A Life Cycle Cost (LCC) analysis will calculate the costs and benefits of constructing and operating a green building for the duration of its lifetime. An Environmental Life Cycle (ELC) assessment will track the environmental impacts of the building's construction, associated transportation impacts, use and demolition.

The Meadowlands Center for Environmental and Scientific Education, an NJMC facility currently under construction, will be utilized to better understand the direct and indirect environmental impacts of green building. The center is being built to reach an official Gold standard in the United States Green Building Council's Leadership in Energy and Environmental Design (LEED) rating system.

The two research programs will be supported with a \$120,000 grant from the MAGNET (Meadowlands Area Grants for Natural and Economic Transformation) fund.

"We look forward to presenting the results of these studies to Meadowlands District developers, property owners, stakeholders and the general public," said NJMC Executive Director Robert Ceberio. "In addition to setting an example with the upgrade of our administrative offices and construction of our new science center, we will soon be able to serve as an even better informational resource on what the genuine outcomes of green building are."

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The NJMC recently amended its land use regulations to encourage developers to use green building practices in the Meadowlands District. Voluntary incentives are offered for projects that are consistent with the LEED guidelines. NJMC incentives include partial refunds of required zoning review fees, priority review by staff, and density incentives for buildings and additions where residential uses are permitted.

The NJMC was appointed a member of the DCA Green Building Task Force last year. The inter-agency group shares data to further state-wide green building programs and policymaking. In September 2006 the taskforce released two important studies on green building possibilities in general construction and in commercial development and retrofits.

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